

102396

BENDIX
Record No. _____**ORIGINAL**

THIS DEED,

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MADE the 6th day of September A. D. 1951, between the Corporation by the name, style and title of SOUTH MONTROSE MANUFACTURING COMPANY, a Pennsylvania Corporation, of South Montrose, Susquehanna County, Pennsylvania, of the one part and BENDIX AVIATION CORPORATION, a Delaware Corporation, with its principal office in the City of Detroit, County of Wayne, in the State of Michigan, of the other part

WITNESSETH, that the said South Montrose Manufacturing Company for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States, and other good and valuable considerations, to it in hand paid by the said Bendix Aviation Corporation at the time of the execution hereof, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these Presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said Bendix Aviation Corporation, its Successors and Assigns, all those certain pieces or parcels of land, situate at South Montrose, in the Township of Bridge water, County of Susquehanna, and State of Pennsylvania, bounded and described as follows:

PARCEL I.

Beginning at a point on the Southerly right of way line of the Lehigh Valley Railroad at the intersection with the dividing line between lands formerly of B. H. Robinson (now South Montrose Manufacturing Company) on the South and lands formerly of A. J. Ellsworth (New South Montrose Manufacturing Company) on the North, said point being thirty (30) feet Southeasterly at right angles from the center line of said right of way line and nine hundred fifty-four and ninety-four hundredths (954.94) feet distant measured northeasterly along said Southerly right of way line from the intersection of said right of way line with the center line

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of the Public Road leading from South Montrose to Brooklyn; thence South eighty-two degrees and thirty-four minutes East (S. 82° 34' E.) along said dividing line, four hundred thirty-two and eighty-five hundredths (432.85) feet to a point, said point being a Southwest corner of the lands of Earl J. Ellsworth; thence South seven degrees and no minutes West (S. 7° 00' W.) eight hundred twenty-seven and six tenths (827.6) feet to a point in the center of the Public Road leading from South Montrose to Brooklyn; thence North seventy-five degrees and thirty minutes West (N. 75° 30' W.) along the center line of said road one hundred eleven and six tenths (111.6) feet to a point; thence North seventy-nine degrees and fifty-six minutes West (N. 79° 56' W.) still along the center line of said road three hundred ninety-nine and nine-tenths (399.9) feet to a point; thence North seven degrees and no minutes East (N. 7° 00' E.), seven hundred four (704) feet to a point on the Southerly right of way line of the Lehigh Valley Railroad; thence North forty-seven degrees and nineteen minutes East (N. 47° 19' E.) along said Southerly right of way line, parallel with and thirty (30) feet Southeasterly at right angles from the center line of said right of way, one hundred nineteen and two-tenths (119.2) feet to the place of beginning. Containing nine and thirty-eight hundredths (9 38/100) acres more or less.

Being Parcel I on the annexed map made by The Dunning Engineering Co. of Scranton, Pa., dated July 13, 1951, as extended August 11, 1951.

Being the same premises conveyed by B. H. Robinson and Sarah A. Robinson, his wife, to South Montrose Manufacturing Company, by Deed dated October 20, 1928 and recorded in Susquehanna County February 20, 1929 in Deed Book 159 at Page 511.

Subject to an Easement granted by South Montrose Manufacturing Company to Northern Pennsylvania Power Company, by Easement dated March 24, 1941 and recorded in Susquehanna County May 9, 1941 in Deed Book 182 at Page 527.

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Also subject to an Easement granted by South Montrose Manufacturing Company to Northern Pennsylvania Power Company, by Easement dated February 6, 1946 and recorded in Susquehanna County March 12, 1946 in Deed Book 197 at Page 135.

ALSO CONVEYING

PARCEL II.

Beginning at a point in the Southerly right of way line of the Lehigh Valley Railroad at the intersection with the dividing line between lands formerly of B. H. Robinson (now South Montrose Manufacturing Company) on the South and lands formerly of A. J. Ellsworth (now South Montrose Manufacturing Company) on the North, said point being thirty (30) feet Southeasterly at right angles from the center line of said right of way line and nine hundred fifty-four and ninety-four hundredths (954.94) feet distant measured Northeasterly along said Southerly right of way line from the intersection of said right of way line with the center line of the Public Road leading from South Montrose to Brooklyn; thence North forty-seven degrees and nineteen minutes East (N. $47^{\circ} 19'$ E.) along the said Southerly right of way line, parallel with and thirty (30) feet Southeasterly at right angles from the center line of said Right of Way, six hundred forty and five tenths (640.5) feet to a point; thence South four degrees and fifty-one minutes West (S. $4^{\circ} 51'$ W.) along the Westerly line of lands of Earl J. Ellsworth four hundred ninety-one and ninety-six hundredths (491.96) feet to a point, said point being the Northeasterly corner of Parcel I, hereinabove described and a Southwest corner of land of said Earl J. Ellsworth; thence North eighty-two degrees and thirty-four minutes West (N. $82^{\circ} 34'$ W.) along the Northerly line of Parcel I hereinabove described, four hundred thirty-two and eighty-five hundredths (432.85) feet to the place of beginning. Containing two and forty (2 $\frac{44}{100}$) acres more or less.

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Being Parcel II on the annexed map made by The Dunning Engineering Co. of Scranton, Pa., dated July 13, 1951, as extended August 11, 1951

Being the same land conveyed by A. J. Ellsworth and wife to South Montrose Manufacturing Company by Deed dated October 20, 1928 and recorded in Susquehanna County February 20, 1929 in Deed Book 159 at Page 512.

Subject to an Easement Deed granted by South Montrose Manufacturing Company, Inc. to American Telegraph and Telephone Company, by Easement Deed dated May 20, 1930 and recorded May 22, 1930 in Susquehanna County Deed Book 162 at Page 44.

ALSO CONVEYING

PARCEL III.

Being located on the Southerly side of a Public Road leading from South Montrose to Brooklyn and bounded on all four sides by other lands now or formerly of Byron H. Robinson. Said lot being one hundred fifty (150) feet square and the central point thereof being the middle of the concrete reservoir of water located thereon, together with the right of way over other lands of the grantors to and from said lot to the Public Highway over the same strip of land and following the same courses as the water pipe now laid to said reservoir. Also a right of way over other lands, now or formerly of Byron H. Robinson, to the lands herein conveyed and the Public Highway where the water pipe is now laid for the purpose of maintaining, repairing, constructing, relaying and replenishing the water pipe for the purpose of conveying and conducting water from said reservoir. With the free right of ingress, regress and egress in the said second party, its successors and assigns, by its and their servants, workmen, helpers with horses, carts, vehicles, etc., over other lands, now or formerly of Byron H. Robinson, for all necessary purposes connected with the use of said lot and water pipe, doing at all

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times as little damage to the lands and premises, now or formerly of Byron H. Robinson, as is possible and traveling the same route or course as the present water pipe.

Being Parcel III on the annexed map made by the Dunning Engineering Co. of Scranton, Pa., dated July 13, 1951, as extended August 11, 1951.

Being the same premises conveyed by Byron H. Robinson and Sarah Alice Robinson, his wife, to South Montrose Manufacturing Company, Inc. by Deed dated December 15, 1930 and recorded December 16, 1930 in Susquehanna County Deed Book 162 at Page 666.

Attached hereto and hereby made a part of this Deed is a Map entitled "Lands in Bridgewater Township, Susquehanna County, Penna. Surveyed for Scintilla Magneto Division - Bendix Aviation Corporation. By the Dunning Engineering Co. Dated - July 13, 1951. Extended August 11, 1951", upon which said map the foregoing parcels, together with other lands, are set forth.

TOGETHER with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said

SOUTH MONTROSE MANUFACTURING COMPANY

either in law or equity, of, in and to the same

TO HAVE AND TO HOLD the said messuage or tenement and lots or pieces of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned, or intended so to be, with the appurtenances, unto the said

BENDIX AVIATION CORPORATION, ITS SUCCESSORS

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and Assigns, to and for the only proper use and behoof of the said
BENDIX AVIATION CORPORATION, ITS SUCCESSORS
and Assigns forever

AND the said party of the first part for itself and its successors
does hereby covenant and agree to and with the said

BENDIX AVIATION CORPORATION, ITS SUCCESSORS
and Assigns, thereof that

SOUTH MONTROSE MANUFACTURING COMPANY
the said party of the first part and its successors, all and singular
the said hereby granted premises, with the appurtenances, unto the said
BENDIX AVIATION CORPORATION, ITS SUCCESSORS
and Assigns, against it the said party of the first part and its
successors, and against all and every other person, and persons whomsoever
lawfully claiming or to claim the same or any part thereof,

SHALL AND WILL GENERALLY WARRANT and forever defend by these Presen

IN TESTIMONY WHEREOF, the said SOUTH MONTROSE MANUFACTURING COMPANY
Has caused this Indenture to be signed by its
President, attested by its Secretary and
affixed hereunto the common and corporate sea
of the said Corporation, that the seal affixe
hereto is the seal of said Corporation, that
it was so affixed by order of the Board of
Directors of said Corporation, and that they
signed their names hereto by like order, the
day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

SOUTH MONTROSE MANUFACTURING COMPANY

[Signature]

[Signature]

President

Attest:

[Signature]

[Signature]

Secretary

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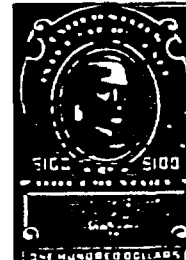
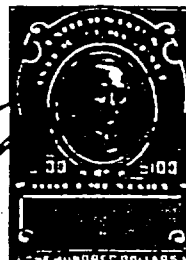
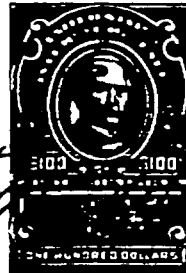
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COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF SUSQUEHANNA)

SS.:

On this, the 6th day of September A. D. 1951, before me,
Smith & Anderson the undersigned officer, personally
appeared WALTER E. BARNES, who acknowledged himself to be the President
of SOUTH MONTROSE MANUFACTURING COMPANY, a Corporation, and that he as
such President being authorized to do so, executed the foregoing instru-
ment for the purposes therein contained by signing the name of the
Corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Smith & Anderson

NOTARY PUBLIC
My Commission Expires Jan. 7, 1955

Title of Officer